

Newfields Planning Board Meeting  
October 15, 2009

Attendance: Meserve, Daley, Hayden, Price and Bouzianis.

**Viennet**

A motion was made to continue to November to discuss and vote on a suspension of the approval without closing process while the applicants seek further efforts and options for alternative conservation.

Hayden Moves Price Seconds Unanimous to continue for this discussion.

**Sweet Lot Line Adjustment**

Motion to accept by Price. Daley second. Unanimous.

200 year old house. Very old and deed is very vague. There was some confusion over the location of the house and the lot line. The plan is to move the lot line to allow for a space between the house and the lot line. Basically the bedroom is on the abutting lot.

This plan just fixes that issue. There were no comments from the public.

Motion to approve by Daley. Second Meserve. Unanimous.

Bouzianis moved to sign outside a hearing. Price seconded. Unanimous.

**Theresa Walker – Rockingham Planning Commission – Designation of Squamscott River**

The state has a program to allow for the designation of rivers for a variety purposes associated with the natural conditions.

Walker continued to describe the program and mentioned that tidal rivers could be enrolled. For Newfields, this does not change land use regulations from the Town. The purpose is to coordinate watershed planning. This would allow all towns in the Exeter River/Squamscott River watershed to work together in planning for river protection. The state provides money to the Planning Commission to help with water quality planning on the Town's behalf.

Nomination results in the Town getting to nominate three people to the Advisory Committee. No regulatory authority. Would advise on some limited case and bring watershed perspective to the river, support the town, and support the Town.

The advisory committee would be there to help the Town as needed. Price inquired about cost, Walker advised that there is no cost to the Town but the Exeter Advisory Committee asks for a voluntary contribution of 100 dollars. Daley inquired about funding to support. Walker stated that the funding does not flow directly to the Town but to the Commission to support the planning. Daley wondered if the Advisory Committee

would be able to help landowners with information, planning support etc. Walker stated that the process helps access support from the State on projects to help the river as well as agency support on information and research.

The Exeter Committee has been well-populated and has been very successful and they would be willing to provide input. The classification of the river changes with specific impacts. The only regulation that is triggered relates to the siting of landfill or hazardous waste landfill.

Daley asked about impacting the treatment plant, Walker stated it would not affect that. This program is more about public outreach than regulatory.

### **Preliminary Discussion - Dave Garvey Winkler Way**

Daley mentioned he was an abutter and would not be participating as a Board member in this discussion. Garvey asked about the relief from the 75 foot setback and the benefits of being able to have some relief from the setback.

Garvey reviewed a new layout that showed the buildings separated to create a more village-like feel to the development. There would have to be some relief from the setback to get the buildings separated and the parking in the center.

The Board raised the issue of the location of the parking and the buildings. There was some desire to see parking in the center and maybe not along the back of the building. The north side of the site could be shielded and would not be very visible.

The Board and Garvey discussed options for locating the building. This discussion included separating the buildings even more and considering more parking in the center. There was significant discussion regarding relocation of buildings and layouts.

Garvey appreciated the Board's time.

### **16 Swamscott St**

Currently just updating the Board. Desires are as follows:

Leave existing storage as is.

- Wants to put small store in front with a new entrance.
- Wants to have a small office in back.
- Wants middle building as his storage.
- Wants to close up some of the overhead doors.
- Maybe would want to install new door in back.

The Board wanted to see a Site Plan with a comparison of what was approved, what is existing, and what they want to do on the site and then approve what is new and what can and cannot be done. There was some discussion and concern regarding driving in the building.

There were some concerns about unfinished business regarding the landscaping and tank changes.

The Board advised that the changes of use needed to be reviewed by the Board. Changes and approved issues need to be reviewed.

An abutter raised a concern about work being done without approvals and wanted more notice. The Board explained that this site has an approval and has a right to work on the site and stabilize it. The Board explained that the original approval included the associated impacts and traffic and this is just about what is changing.

The Board explained that notice would be provided for a formal application. Right now, this is just a preliminary discussion and it is not binding. Although concerns remain, the idea of a store is potentially good.

The owner was working with the building department and fire department to make the site work and would be back next month.

### **Safe Routes to School**

The Board voted to sign the agreement. Price asked for an explanation and Daley explained the process.

Daley moved to sign. Bouzianis seconded. All vote in favor. Price abstained.

### **MAEP**

The Board suggested the wastewater treatment plant.

### **Zoning Amendments**

The Board reminded Clay to review the permitted uses of the rural zone and agricultural zones and in general for the table to bring the whole section up to date and back to the Board for review in November.

Minutes of September were approved by the Board.

Mike Todd moved to adjourn, Hayden seconded, unanimous.